

---Minutes: Leesburg Planning Commission May 3, 2001

The Leesburg Planning Commission met on Thursday, May 3, 2001 at 7:00 p.m. in Council Chambers at 25 West Market Street, Leesburg, VA. Members present for this meeting were: Chairman C. Vaughan, Commissioners: C. Cable, D. Kennedy, L. Schonberger, L. Werner, W. Zawacki and Councilmember Umstattd. Staff members present for the meeting were Lee Phillips, Randy Hodgson, Nancy Costa, Mac Willingham and Jennifer Moore.

MINUTES:

None

PETITIONERS

Pamela Grizzle – Ms. Grizzle stated that she would like to reiterate her support for the Potomac Crossing application. She stated that it is her understanding that Arcadia as now “proffered out” some of the more offensive uses for the commercial property (i.e. gas station, convenience store).

Tom Dunn – Mr. Dunn stated that he is petitioning against the Potomac Crossing rezoning and listed many reasons why the Commission should vote for denial. Some of those reasons included, traffic, crime, safety and fiscal impact.

Jon Richardson – Mr. Richardson stated that he is in favor of the rezoning for Potomac Crossing. He stated that he believes that the proposed changes in the plan will aid in the way that Potomac Crossing is viewed.

COUNCILMANIC REPORT

Councilmember Umstattd stated that the Board of Supervisors Land Use Committee had a special public information and input session on Tractabel Power Plant. She stated that it was standing room only in the Board Chambers and there were approximately 15 speakers, all of whom opposed the citing of the power plant.

Councilmember Umstattd stated that she and the Mayor both addressed the Board in opposition. She stated that she would keep the Commission posted.

PUBLIC HEARING

ZM 20000-07 CATOCTIN SQUARE – Randy Hodgson

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Mr. Hodgson stated that he has given the Commission the revised proffers for Catoctin Square. He stated that he has also included the comments by Paul Gauthier as well.

Mr. Hodgson gave a brief explanation of the application. He stated that the applicant is requesting that the property be rezoned from B-2 to the R-22 zoning so that they can construct 176 multi-family homes. He stated that the Zoning Ordinance allows multi-family homes in the B-2 zoning district, however it limits the height to three stories and the applicants want to have four-story building which is allowed in the R-22 zoning district.

Commissioner Werner asked if this would be in the H-2 Corridor. Mr. Hodgson stated that it is not.

Commissioner Werner asked if the community would be surrounded on all sides by a fence. Mr. Hodgson stated that not all sides would be fenced.

Commissioner Kennedy asked what the original size of the pool was and what it was increased to, as he had requested at the previous meeting. Mr. Hodgson stated that originally the pool was to be 1,000 square feet and the applicant has increased the size to 1,500 square feet.

Commissioner Cable asked how the Town defines "main entrance". Mr. Hodgson stated that it is by design.

Commissioner Cable asked if the easement access onto Plaza was Town public right-of-way. Mr. Hodgson stated that that is a private easement. Commissioner Cable asked who would maintain the easement. Mr. Hodgson stated that he does know. Mr. Willingham, with the Engineering Department came forward and stated that the Town would maintain the easement.

Councilmember Umstattd asked how successful the Fire and Rescue Department would be in entering a gated community. Mr. Phillips stated that from personal experience, the more keys the Fire and Rescue Company receives the more problems. Councilmember Umstattd asked if there is a system that works one that would allow immediate access as you are entering the complex. Mr. Phillips stated that he would pass that question along to the Chief of the local Fire Department and maybe receive a written response from him.

Commissioner Schonberger stated that he is concerned with the analysis of the infill policy for this application. Commissioner Schonberger asked what the difference would be in intensity if this were a special exception application as opposed to a rezoning. Mr. Hodgson stated that he believes that it would reduce the intensity. He stated that he does not have numbers on that at this time, however he would look into supplying that information to the Commission at its next meeting.

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Commissioner Schonberger stated that this application requires substantial buffering and mitigation to be performed between the single family and this use and he would like some feedback on how that conforms to the infill development guidelines when it is looking to compliment existing development. Mr. Hodgson stated that staff has been looking at coming up with infill strategy guidelines because it is somewhat vague, however staff will look at what is being requested.

Commissioner Cable asked if this property was developed by right, if staff could impose extraordinary buffering and barrier requirements. Mr. Hodgson stated that all that could be imposed would be the landscaping requirement.

Mr. Randy Minchew, representative for the applicant, came forward to speak. Mr. Minchew stated that after the Mayfair apartments were redone they did a study and found that there was a need for multi-family units in the Town. Particularly single multi-family, singles or couples that do not have children.

Mr. Minchew went on to explain the reason for choosing this type of development along with the proposed amenities.

Commissioner Schonberger stated that at the meeting last week he did not recognize Mr. Binder until he spoke to him after the meeting and he would like to disclose that as an attorney he represented Mr. Binder on personal matters. However, he does not believe that that will in any way influence his ability to act and vote objectively on this application.

Mr. Bill Keefe, Planner and representative for the applicant came forward to speak. Mr. Keefe addressed the Commission on the issue of infill as it pertains to the Town Plan and this project. He also discussed the floor area ratio for the site.

Mr. John Binder, architect for the project came forward to speak. Mr. Binder stated that they wanted to create a sense of community for the residents that would be living in the development. He stated that the Town has unique terms of what is defined as active recreation. He stated that he believes that the garden area that they have proposed does not only be classified as active recreation but will also serve to beautify the Town.

Mr. Binder stated that this was designed to look like a Manor House. He stated that it sits back much in the same way that some of the houses on Edwards Ferry Road sit back from the street.

Mr. Binder also showed computer-generated pictures to the Commission of what the complex would look like once the trees have matured. He stated that the building is almost invisible from the street.

Mr. Binder also went over the architecture of the building. He also showed through computer-generated models how the project would impact the surrounding area.

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Commissioner Werner asked what the applicant envisioned for the garden. Mr. Binder stated that there would be garden plots available for the residents, but management would let the residents know what would be allowed and would also do policing.

Commissioner Werner asked what the citizen feedback was at the community meetings that were held. Mr. Minchew stated that there were two meetings held and he was not at either. Mr. Keefe came forward and stated that he did attend the meetings. He stated that two were held and they invited approximately 40 members of the neighborhood. He stated that they explained the project in detail to the citizens. The major concern was what the project would look like from Edwards Ferry Road.

Mr. Keefe stated that another concern was saving a large maple tree. He stated that the applicant agreed to maintain the tree as much as possible. He stated that there was also concern about the picnic area and they decided to downscale the picnic area so that it would be more passive.

Mr. John Callow, engineer for the applicant, came forward to speak. Mr. Callow spoke about the intersection of Catoctin Circle and Edwards Ferry Road. He stated that the best traffic calming solution to that area would be to leave it just as it is and not put a traffic signal at that intersection.

Commissioner Kennedy asked staff to provide a list of major pools in Town with their dimensions so that he can get a better idea of pool size.

Commissioner Cable asked what would be the fence material. Mr. Binder stated that it would be board-on-board with lattice on the top.

Commissioner Cable asked if there would be walk ways on site for school children to connect to pathways existing along Catoctin or Plaza Streets. Mr. Minchew stated that it is their plan to have a series of internal walkways.

Commissioner Cable stated that she did do a site visit and found it to be very noisy on the Giant side of the property and would ask that additional acoustic considerations be made during construction as a courtesy to the people living in the apartments. Mr. Keefe stated that he would look into that further.

Councilmember Umstattd stated that she continues to be concerned with the proposed height of the buildings especially the part that boards the single family detached homes. She stated that the Town would probably want mature plantings along the buffer should this application go forward.

Commissioner Schonberger stated that staff has recommended that the Town buildings closest to Edwards Ferry Road be three stories instead of four and would like to know what the applicants response is to that recommendation. Mr. Minchew stated that they just received that recommendation yesterday and have not had the opportunity to study

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that option, however the applicant will consider the recommendation and have an answer at the next meeting.

Commissioner Zawacki asked the staff to confirm that by right in the B-2 zoning district the applicant could build a 45-foot tall commercial building and that building could sit on the property line. Mr. Hodgson stated that actually the setback would be 20-feet from the front property line. Mr. Phillips stated that what you are going to find is that the buffer yards in this case, commercial or multi-family are probably going to exceed the building setbacks because the buffer yards are based use to use and would be much greater than the building setbacks.

Councilmember Umstattd asked Mr. Phillips to explain in more detail about the buffer. Mr. Phillips did explain the Ordinance requirements further for the Commission.

Chairman Vaughan asked if the applicant would be managing the apartment complex. Mr. Minchew stated that it would be managed by KSI services and would be for rent not a condominium.

Commissioner Werner asked what the lights would look like. Mr. Binder explained the lighting fixtures to Commissioner Werner.

Commissioner Werner stated she believes that the parking for the complex is not distributed very well throughout the development. Mr. Callow stated that in looking at the plan it appears that there is a little more parking than need at the back of the site and would agree that it is not evenly distributed, but there are openings through the buildings so that pedestrians can access all buildings.

Commissioner Werner stated that there is a very large tree right in the center of the site and she believes that it is located on the green and would like the applicant to see if that tree can be saved. Mr. Minchew stated that they would look into keeping that tree.

Chairman Vaughan opened the public hearing. He read a letter into the record from Laura Kelly. Ms. Kelly stated that she is very concerned with the impact of the applicant's proposal. She believes that the applicant's proposal fails to constitute an appropriate transitional use. She believes that it is too dense and too high for this site.

Mr. Beck Dickerson, came forward to speak. Mr. Dickerson stated that he believes that traffic compatibility should be given more consideration; he does not believe that what the applicant has submitted is completely accurate.

Mr. Dickerson stated that noise is also an issue; he stated that it is already a problem for his neighborhood and believes that it would be an even bigger problem for the people that would live in the complex.

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Mr. Dickerson stated that he believes that commercial development would be more compatible because of the diversity in traffic. He stated that there would be less activity on the weekends and in the evenings when the residents are enjoying their neighborhood.

Mr. Dickerson stated that Leesburg is not a gated community. He stated that gated communities separate socioeconomic groups and does not believe that that type of separation is needed in this neighborhood.

Mr. Dickerson stated that he would like to meet with the developer, staff and the Commission with the residents of the neighborhood to discuss the proposal.

Ms. Carol Schaffer, 605 Edwards Ferry Road, came forward to speak. Ms. Schaffer stated that there are a number of historic trees planted along the rear of the property and it is very distressing to her that those trees might be endangered. She stated that there are also lilac bushes on the site and believes that it would be a shame to have them destroyed.

Mr. Mike Rich, 313 Edwards Ferry Road, came forward to speak. Mr. Rich stated that he believes that the right-of-way on Catoctin Circle should be widened to the full width so that it can take two-way traffic.

Mr. Rich stated that the site distances at the exit onto Catoctin Circle from the Giant Shopping Center are very poor. He stated that he does want to keep the stop sign and not place a stop light at the intersection; he does not believe that it is needed at that site.

Mr. Rich stated the he would also suggest that the proposed garden area be moved from the front of the building to somewhere else on the site.

Mr. Rich stated that he is also concerned about the burden that the number of students this complex would generate would have on the schools. He believes that there should be some kind of limit.

Mr. Rich stated that he does not believe that this is the right place for this project.

Ms. Sally Rich, 313 Edwards Ferry Road, came forward to speak. Ms. Rich stated that a four-story building is too tall.

Ms. Rich stated that the residents were there first and that the development has to blend with the residential and this does not. She stated that the fence between residential and commercial should be eight feet tall, not six. She also believes that mature trees are also very important.

Mr. Tony Roddy, 605 Edwards Ferry Road, came forward to speak. Mr. Roddy stated that he is concerned about the traffic impact on Edwards Ferry Road. He stated that

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three stories should be the most that should be allowed on the site. He stated that he would also like to have a meeting with the applicant and invite the entire community and not just a few abutting neighbors.

There being no further public comment Chairman Vaughan closed the public hearing.

Mr. Minchew stated that he was appreciative of the public comment and that the applicant would like to pursue another public meeting with the citizens and would be doing that shortly.

Mr. Don Steadmans, 302 Edwards Ferry Road, came forward to speak. He stated that the notice of the meetings did not go as far as his residence and would like to request that the notices be expanded to include his property and others close to him.

Again Chairman Vaughan closed the public hearing.

Mr. Minchew stated that he would be happy to expand the scope of the notification to include the houses up and down Edwards Ferry Road.

Mr. Dickerson stated that he would like for the Commission to attend the citizen meeting as well to listen to the concerns.

Chairman Vaughan stated that he believes that what is being request is a worksession and he would open that up to the Commission for discussion.

Mr. Dickerson stated that he believes that this is an important issue for not only the residents of Edwards Ferry Road but the Town as a whole.

Commissioner Kennedy stated that he believes that every application is important and for the Commission to reestablish having worksessions for this particular application would be an error. He stated that in the past the Commission has moved toward having staff disseminate the information then bring it before the Commission and for this reason he opposes hold a worksession for this application.

Commissioner Cable stated that there used to be committees assigned to study applications as needed however the Commission has moved away from that process.

Councilmember Umstattd stated that she would offer a compromise. She stated that if the Commission is not willing to hold a worksession next week then possibly the Commission could be invited to the citizens meeting with the applicant.

The applicant and citizens agreed to hold a meeting in the Council Chambers the following Thursday. The Planning Commission accepted the invitation to attend to listen, but would not speak or comment at the meeting.

At this point the Commission took a 10-minute break.

SUBDIVISION AND LAND DEVELOPMENT

POTOMAC STATION RETAIL CENTER – Delane Parks

Mr. Parks stated that the Planning Commission has already approved the general concept for this plan. Mr. Parks gave a brief overview of the site and project.

Mr. Parks stated that both the Planning Department and Engineering Department are recommending conditional approval for this project. He stated that there are a number of comments. He went on to highlight a number of the proffers.

Mr. Parks stated that this project is also required to receive BAR approval since it is in the Historic Corridor, which means that they will have to meet certain architectural standards.

The applicant was not present to comment.

Mr. Parks stated that perhaps the reason the applicant is not present is because they provided a letter of agreement to all of the outstanding issues brought up by staff.

Chairman Vaughan stated that he would like to hear from the applicant and would like to postpone this meeting until the applicant can attend.

Mr. Phillips stated that the applicant is present if the Commission would like to hear from the applicant. The applicant was available for any questions the Commission might have.

Commissioner Cable made a motion to approve the application as submitted.

Motion: Cable
Second: Werner
Carried: 6-0

Commissioner Zawacki asked staff to impress upon applicants that this Commission may have questions and it would be appropriate when their projects are up for a vote that they be present.

Commissioner Schonberger asked if the Engineering Department and the Town Attorney are agreeable to the recommendation in the letter dated April 24, 2001. Mr. Willingham stated that the Engineering Department is agreeable, however they have not received comments from the Town Attorney.

Commissioner Cable made an amendment to her motion stating that the approval is conditioned upon the Town Attorney agreeing to the recommendation in the letter dated April 24, 2001.

ROUTE 621 PARK – VARIATION REQUEST – Delane Parks

Mr. Parks stated that this is simply before the Commission to decide whether or not they choose to hold a public hearing.

Commissioner Cable stated that she would like to move forward with a vote on this application because this is a request to delay doing something that couldn't be done. She stated that it would be a shame to delay moving forward on a project that is so important to the Town for a public hearing when all the applicant is asking for is a deferral of the requirement to delay until such time as future road improvement plans are prepared.

Commissioner Schonberger stated that his concern is that the Planning Department has not had the opportunity to apply the variation test criteria and if on hind site they find substitutive issues at that point it may be too late to have the public hearing opportunity.

The Chairman called for a roll call vote on whether the Commission is in favor of a public hearing on this issue.

Zawacki –	Yes
Schonberger -	Yes
Cable -	No
Kennedy -	No
Werner -	No
Vaughan -	Yes

Commissioner Schonberger stated that on a procedural matter the Commission should air on the side of caution and move forward on the hearing.

Commissioner Schonberger stated that the Commission could have the public hearing on June 7th and suspend the rules and vote on the item that evening.

LEESBURG AIRPORT/NORTH AREA HANGERS – Lee Phillips

Mr. Phillips stated that the Town would like to add two more hangers at the airport. He stated that they would be at the end of Miller Drive.

Mr. Phillips stated that the airport has satisfied all outstanding issues.

Commissioner Cable made a motion to approve the application as submitted.

Motion:	Cable
Second:	Kennedy
Carried:	6-0

ZONING ITEMS

ZOAM 2001-02 – FEMA FLOODPLAIN – Brian Boucher

Mr. Boucher came forward to speak. Mr. Boucher stated that this is a simple change. He stated that Leesburg is a participant in the National Flood Insurance Program. He stated that the Town has two floodplain Ordinances, one is F-1 and the FHD. He stated that both of these Ordinances rely on FEMA maps, and the last time the maps were revised for Leesburg was 1982 and FEMA is now adopting new maps.

Commissioner Werner asked if the changes that were made would allow any more or any less building. Mr. Boucher stated that he does not believe that to be the case. He stated that these maps are used as a basis.

Mr. Boucher stated that there is a study that goes with the map and it is a more detailed analysis of the varies floodways through the Town boundaries.

Mr. Boucher stated that there would be a public hearing on this item at the next meeting.

COMPREHENSIVE PLANNING ITEMS

ZM 2000-05 – POTOMAC CROSSING PRC, CONCEPT PLAN AND PROFFER AMENDMENT – Randy Hodgson

Mr. Hodgson stated that at the April 19th meeting the Commission held a public hearing on this item and the Town Plan Amendment. Mr. Hodgson stated the Commission had asked questions about the entrenchments and their historical significance and the staff have provided information on that issue to the Commission in their packets.

Mr. Hodgson stated that he gave the Commission another copy of the proffers and the only thing that is different is that after Tuesday nights meeting with the citizens the developer has come back to the Town and has agreed to proffer out approximately 20 retail uses.

Mr. Hodgson presented several slides of the entrenchments in question to the Commission.

Commissioner Werner asked how much of the entrenchments are on the Potomac Crossing property and how much is in Balls Bluff Park. Mr. Phillips stated that it is about 50/50, however it does become more pronounced as you enter the park.

Commissioner Kennedy stated that he did research on this subject and he stated that the letter that he quoted from at the last meeting was the only letter in the file from

Northern Virginia Regional Park Authority (NVRPA). He stated that on the new letter it was carbon copied to him. He stated that on the old letter it states that in 1986 the developer proffered 173 acres to the NVRPA and that the land adjacent contains 223 acres so that means that NVRPA bought 50 acres. He stated that the new letter states that NVRPA cannot afford to have a comprehensive historical or archaeological study of the referenced property, but they have spent more than 1.2 million dollars on 50 acres.

Commissioner Kennedy went on to talk about Camp Carolina, which is now Greenway Farms. He stated that the Town needs to be fair. He stated that the Commission is not dealing with a historical landmark. He stated that what the Commission needs to look at is are the ditches valuable and is the Town treating the developer fairly.

Commissioner Cable stated that she had the opportunity to walk the site with Commissioner Werner and staff. She believes that the entrenchment area was not as visually significant as she had envisioned.

Commissioner Cable stated that she would like to impress upon the developer the importance of saving as much of the entrenchments area outside of the residential lots as possible.

Commissioner Cable stated that she does not see where the Town has put much pressure on the NVRPA to come forward with a preservation effort to save the 50 percent of the more defined entrenchments already under public ownership. She stated that she would like to see a great deal of emphasis placed on that effort.

Commissioner Cable also requested that an effort be made to delineate the five to eight acre portion of the 20-acre park to be used for the ball fields so that the location can be seen and so that it can be assured to not encroach upon the steep slopes.

At this point the recording equipment stopped working and was picked up when the next tape was inserted.

Commissioner Zawacki stated that he has revised his analysis of the fiscal impact statement based on the response from the consultant. He stated that the developer is bringing the Town \$1.05 for each \$1.00 invested. He questions the fiscal impact study because both the school statement and the traffic statement give a comparison between apartments and townhouses, but the fiscal impact statement does not. He stated that the fact is that 189 townhouses appraised at \$103,000 would bring the Town the same real estate tax revenue as the apartments and he believes that most townhouses built there are valued considerably higher than \$103,000. Commissioner Zawacki stated that had an impact study been done that compared apartments and townhouses it would not have shown apartments in a favorable light.

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Commissioner Zawacki commended the applicant for having a website that the residents could visit, however he believes that the information on the website has not been kept up to date and that a resident looking at it today would not know that what is being voted on by the Commission is different than the information on the website.

Commissioner Zawacki stated that the website indicates that Arcadia would build and rent approved 239 townhouses. He stated that he would like to know where those approved townhouses are going to be built.

Commissioner Zawacki stated that he feels that a planned community is designed to be a semi-self contained community and the steps that the developer has made to limit the types of retail is the wrong direction. He stated that the residents may not like a 7-11 in their neighborhood but he believes that eventually they would all go to one in someone else's neighborhood. He stated that the reason for having a mix of retail in a planned community is so that people can go to the store without having to cause the stoplight on Route 15 to turn red.

Commissioner Zawacki stated that he does not want to penalize the residents of Potomac Crossing but he does not want to stop the traffic on Route 15 every time someone from Potomac Crossing wants to buy some milk or every time the workers in the office building have to go to lunch.

Mr. Fleming asked to respond in order to Mr. Zawacki's comments the first being the "phantom 50 houses". Mr. Fleming stated that from the very beginning they have had to take what was approved versus what was proposed. He stated that recalls Mr. Reinhardt answering a question regarding the 50 houses and saying that 50 houses have been dropped because Arcadia has voluntarily agreed not to build on what the Town and NVRPA thought were environmentally sensitive areas, but they hope to recapture those.

Mr. Fleming stated that he would like to address the traffic study. He stated that Arcadia did a traffic study, which was reviewed by the Town's Engineering Department, and Arcadia incorporated every request and suggestion that was asked and paid for the improvement of each intersection and made the contributions to the improvement fund. He stated that there was no negotiation regarding the traffic study.

Mr. Fleming stated that with regard to the fiscal impact, he would refer those questions to Mr. Bellis, because this is out of his purview.

Mr. Fleming stated that he did want to comment on the website. He stated that they are not a large developer like Toll Brothers or Winchester Homes. He stated that the website, which was quite expensive was designed for the sole purpose of taking comments from the residents that were not able to attend the residents meetings. He stated that it was never something that they intended on updating on a regular basis. Because things are changing daily they would have to hire someone full time to do that and that was not the intention of the site.

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Commissioner Schonberger stated that on page 2 of the proffers it refers to the property as being developed in general conformance with the concept plan and he was not sure whether the word “general” was appropriate. On that same page under item 2B No Vouchers, he assumes that means that there would not be subsidized housing programs in the complex. Mr. Fleming stated that a resident asked would the developer accept Section 8 vouchers, so they investigated that and found that they did not have to as long as the developer did not use Federal funds which they are not using. They cleared that through the Town Council and agreed to that section. If there is some other program the developer does not want to agree to something that is unlawful. Commissioner Schonberger stated that that is his concern. He believes that it is incumbent upon the Town to determine if there are any other State or Federal programs that they want included in the exclusion and then determine whether it is lawful for that exclusion to be included in the proffers.

Mr. Dean Bellis, with Urban Analytics came forward to speak. He stated that he was hired to do the fiscal impact study of Potomac Crossing. He stated that because the study is very complex and it is late at night, he would be more than willing to meet with Commissioner Zawacki in his office and go step-by-step of the model and what was looked at with the Town of Leesburg. Commissioner Zawacki stated that he does not have a need to “beat” this any further.

Commissioner Schonberger asked if all of Commissioner Cable’s questions have been addressed. Commissioner Cable stated that they have but that she would prefer not to vote on this issue tonight.

Commissioner Kennedy made a motion to approve the application as submitted.

Motion: Kennedy
Second: Werner
Carried: 5-1 with Commissioner
Zawacki voting No

Commissioner Cable stated that as she stated she would prefer not to take action on this application tonight. She stated that there were some very generous commitments made by the applicant and the Town has not received anything other than a verbal commitment and she would like to have something more definitive.

Commissioner Schonberger asked Mr. Fleming if he has any objection to confirming on the record the representations made earlier regarding the changes. Mr. Fleming stated that he did not and came forward to agree to those changes;

- “1. The applicant agrees to proffer access to the open space area at the end of Hunton Court for purposes of allowing access to the portion of earthworks on the open space parcel.

2. The applicant agrees to build and pay the cost of building a wooden footbridge over the ravine north of Hunton Place in a location to be determined by the Town in conjunction with NVRPA for purposes of connecting the Heritage Trail on either side.
3. The applicant agrees and proffers to pay for and install suitable signage for purposes of discussing the background of the earthworks and the Heritage Trail, the history thereof and proffers that it would submit the language and design to the Town for approval.
4. The applicant proffers with regard to the mixed use center to construct no more than 10,000 square feet of retail, reiterating its proffer to exclude the 20 specific uses and agrees to proffer the construction of no more than 40,000 square feet of office use for a total of 50,000 square feet.”

Commissioner Cable stated that with regard to the apartments she believes that overall the applicant has justified the requested change and she will support the motion. She appreciates the verbal commitment made and feels much more comfortable with that commitment.

**TP 2000-02 – TOWN PLAN AMENDMENT – POTOMAC CROSSING –
Randy Hodgson**

Mr. Hodgson stated that he does not have any more information for the Commission regarding this aspect of the application.

Mr. Fleming stated that he has no comments either.

Commissioner Kennedy made a motion to approve the application as submitted.

Motion: Kennedy
Second: Cable
Carried: 6-0

OLD AND NEW BUSINESS:

- A. 2002 TOWN PLAN UPDATE – Discussion – THIS ITEM WAS DEFERRED**
- B. COMMISSION’S ANNUAL REPORT – THIS ITEM WAS DEFERRED**

COMMITTEE REPORTS:

CITIZEN'S PLANNING ACADEMY – Discussion – THIS ITEM WAS DEFERRED

ADJOURNMENT:

There being no further business the meeting adjourned at 12:15 a.m.